



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Marsha I. Grigsby, City Manager 

Date: April 24, 2014

Initiated By: Sara Ott, Sr. Project Manager

Re: Resolution 34-14 – A Resolution of Intent to Appropriate A 0.026 Acre, More or Less, Permanent Easement; and a 0.031 Acre, More or Less, Temporary Easement from Roslyn Jane Turner and Laurence K. Watkins, for the Property Located at 15 Longview Drive for the Construction of a Multi-Use Path as Part of the Dublin Road South Phase 3 Project.

Background

The City of Dublin ("City") is preparing to construct a shared use path on the western side of Dublin Road between Rings Road and Waterford Drive (the "Project"). The City must obtain property interests from various landowners located within the City in order to construct this project. The City presented offers based upon appraisals to each of these landowners.

One of the landowners that the City must obtain property interests from for the construction of the Project is Roslyn Jane Turner and Laurence K. Watkins (the "Grantor"). After multiple attempts to engage in negotiations with the Grantor, it appears that the City may need to appropriate the property necessary for the project from the Grantor.

The City is still hopeful that an amicable resolution can be reached with the Grantor; however, this Resolution begins the eminent domain process in the event that negotiations are unsuccessful.

PROPERTY TO BE APPROPRIATED:

The appropriation consists of the following property interests, as depicted in the map attached hereto:

Franklin County Parcel No. 273-000181	
Parcel 30	
Permanent Easement	0.026 ± acres
Temporary Easement	0.031 ± acres

Recommendation

Staff recommends approval of Resolution 34-14 as obtaining the property interests is necessary for the furtherance of this project.

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

34-14

Resolution No. _____

Passed _____

20____

A RESOLUTION OF INTENT TO APPROPRIATE A 0.026 ACRE, MORE OR LESS, PERMANENT EASEMENT; AND A 0.031 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM ROSLYN JANE TURNER AND LAURENCE K. WATKINS, FOR THE PROPERTY LOCATED AT 15 LONGVIEW DRIVE FOR THE CONSTRUCTION OF A MULTI-USE PATH AS PART OF THE DUBLIN ROAD SOUTH PHASE 3 PROJECT.

WHEREAS, the City of Dublin (the "City") is preparing to construct a multi-use path along Dublin Road (the "Project"); and

WHEREAS, said project requires that the City obtain a permanent easement and a temporary easement from Roslyn Jane Turner and Laurence K. Watkins, as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto, said property interest located in the City of Dublin, County of Franklin, State of Ohio.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. Council considers it necessary and declares its intention to appropriate, for the purpose of installing a multi-use path, a permanent easement and a temporary easement as described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," all attached hereto.

Section 2. The City Manager is hereby authorized to cause written notice of the passage of this Resolution to be served upon the owner and persons in possession or having an interest of record in the property described in the Exhibits labeled "A" and depicted in the Exhibits labeled "B," and this notice shall be served according to law.

Section 3. This Resolution shall take effect and be in force from and after the earliest date permitted by law.

Passed this _____ day of _____, 2014.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

EXHIBIT A

CIP 1 of 1
PARCEL 08-009
PROJECT 30-P
Version Date DUBLIN MUP 11/01/13

**PARCEL 30-P
DUBLIN ROAD SOUTH MULTI-USE PATH
PERPETUAL EASEMENT
FOR UTILITIES, GRADING, and a MULTI-USE PATH**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 1 of the subdivision entitled GOULD ADDITION, as recorded in Plat Book 27, Page 36, and as conveyed to Roslyn Jane Turner and Laurence K. Watkins, by deed of record in Instrument Numbers 200510270226354 and 200312110392881, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin found marking the northeast corner of said Lot 1 at the intersection of the existing westerly right-of-way line of Dublin Road and the existing southerly right-of-way line of Longview Drive, being 30.00 feet left of centerline station 159+81.79;

Thence South 20 deg. 47 min. 05 sec. West, a distance of 135.97 feet along the easterly line of said Lot 1, and along the existing westerly right-of-way line of Dublin Road, to the southeast corner of said Lot 1, being 30.00 feet left of centerline station 158+45.82;

Thence North 86 deg. 46 min. 34 sec. West, a distance of 8.39 feet along the southerly line of said Lot 1, to a point being 38.00 feet left of centerline station 158+43.29;

Thence North 20 deg. 47 min. 05 sec. East, a distance of 131.35 feet across said Lot 1 to a point being 38.00 feet left of centerline station 159+74.64;

Thence North 58 deg. 03 min. 10 sec. West, a distance of 10.19 feet across said Lot 1 to a point in the northerly line of said Lot 1, and in the existing southerly right-of-way line of Longview Drive, being 48.00 feet left of centerline station 159+76.61;

Thence South 85 deg. 15 min. 34 sec. East, a distance of 18.73 feet along the northerly line of said Lot 1, and along the existing southerly right-of-way line of Longview Drive, to the **Point of Beginning**, containing 0.026 acres, more or less.

Of the above described area, 0.026 acres are contained within Franklin County Auditor's Parcel 273-000181.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), using the bearing of South 20 deg. 27 min. 34 sec. West, as derived from a GPS survey in 2008 occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET". This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Numbers 200510270226354 and 200312110392881, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.

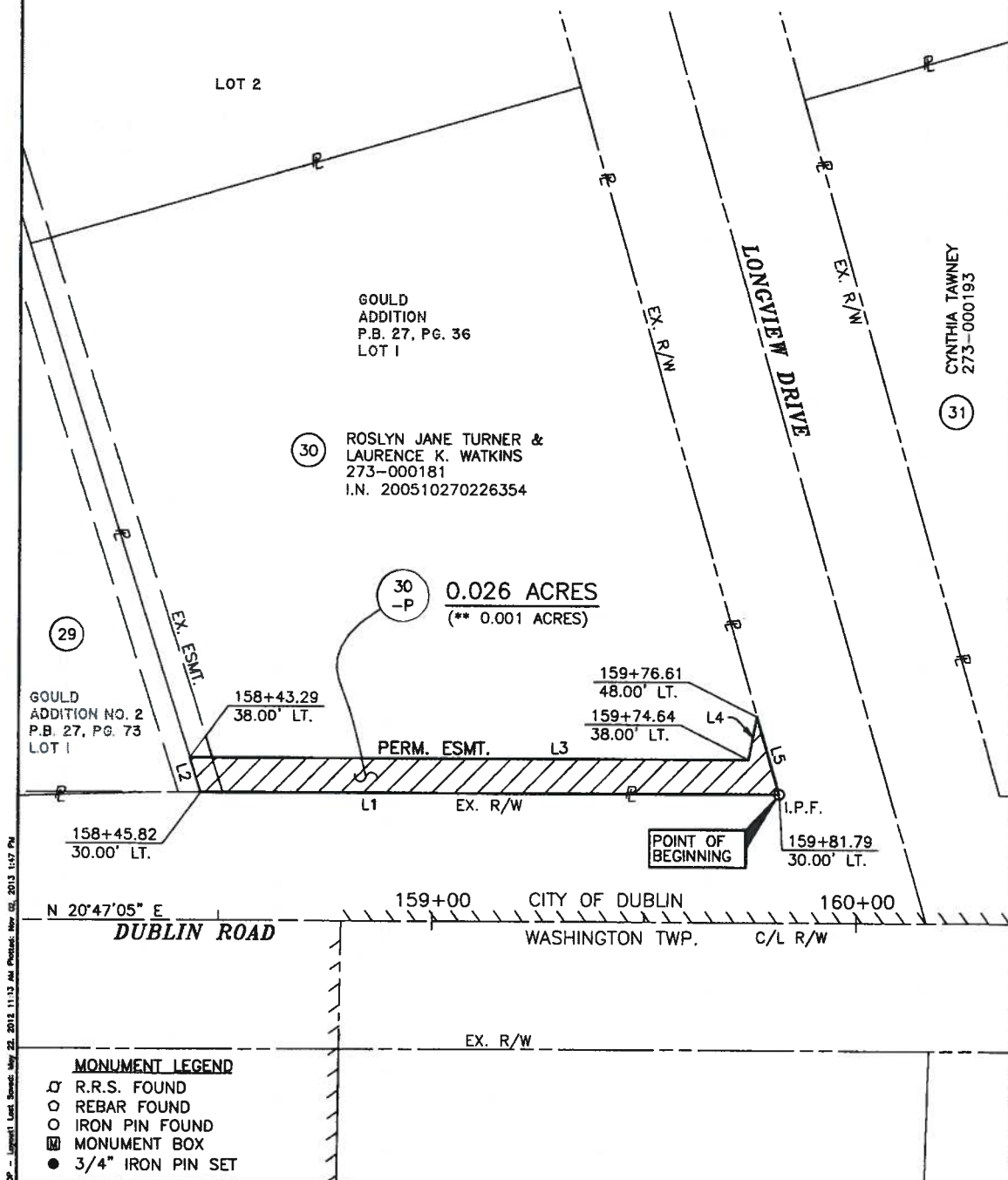


STANTEC CONSULTING SERVICES, INC.

Steven E. Rader 11/13/13
Registered Surveyor No. 7191 Date

EXHIBIT B

NUMBER	DIRECTION	DISTANCE
L1	S 20°47'05" W	135.97'
L2	N 86°46'34" W	8.39'
L3	N 20°47'05" E	131.35'
L4	N 58°03'10" W	10.19'
L5	S 85°15'34" E	18.73'



29 ISAAC D. KAY W. PENSON
273-000233

PARCEL 30-P
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

** PORTION OF THE PROPOSED EASEMENT
LYING WITHIN AN EXISTING EASEMENT

BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON
STATE PLANE GRID BEARINGS FROM THE OHIO
COORDINATE SYSTEM, SOUTH ZONE, NAD 83
(86), USING THE BEARING OF S 20°27'34" W
AS DERIVED FROM A GPS SURVEY OCCUPYING
FRANKLIN COUNTY ENGINEER'S STATIONS
"FRANK 73", AND "FCGS 6642 RESET".



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Stantec

Registered Surveyor #7191

11/3/13
Date

EXHIBIT A

CIP 1 of 1
PARCEL 08-009
PROJECT 30-T
Version Date DUBLIN MUP 05/18/12

**PARCEL 30-T
DUBLIN ROAD SOUTH MULTI-USE PATH
TEMPORARY EASEMENT
TO PERFORM MINOR GRADING**

Situate in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey 2419, being a part of Lot 1 of the subdivision entitled GOULD ADDITION, as recorded in Plat Book 27, Page 36, and as conveyed to Roslyn Jane Turner and Laurence K. Watkins, by deed of record in Instrument Number 200510270226354, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at an iron pin found marking the northeast corner of said Lot 1 at the intersection of the existing westerly right-of-way line of Dublin Road and the existing southerly right-of-way line of Longview Drive, being 30.00 feet left of centerline station 159+81.79;

Thence North 85 deg. 15 min. 34 sec. West, a distance of 18.73 feet along the northerly line of said Lot 1, and along the existing southerly right-of-way line of Longview Drive, to the **Point of True Beginning** of the herein described parcel, being 48.00 feet left of centerline station 159+76.61;

Thence South 58 deg. 03 min. 10 sec. East, a distance of 10.19 feet across said Lot 1 to a point being 38.00 feet left of centerline station 159+74.64;

Thence South 20 deg. 47 min. 05 sec. West, a distance of 131.35 feet across said Lot 1 to a point in the southerly line of said Lot 1, being 38.00 feet left of centerline station 158+43.29;

Thence North 86 deg. 46 min. 34 sec. West, a distance of 10.49 feet along the southerly line of said Lot 1, to a point being 48.00 feet left of centerline station 158+40.12;

Thence North 20 deg. 47 min. 05 sec. East, a distance of 136.49 feet across said Lot 1 to the **Point of True Beginning**, containing 0.031 acres, more or less.

Of the above described area, 0.031 acres are contained within Franklin County Auditor's Parcel 273-000181.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (86), as established from a GPS survey in 2008, occupying Franklin County Geodetic Control Monuments "FRANK 73" and "FCGS 6642 RESET".

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Dublin, Ohio, in 2008 by Stantec Consulting Services, Inc., under the direction of said surveyor.

Grantor claims title by the instrument of record in Instrument Number 200510270226354, of the Recorder's Office, Franklin County, Ohio.

A drawing of this description is attached hereto and made part thereof.

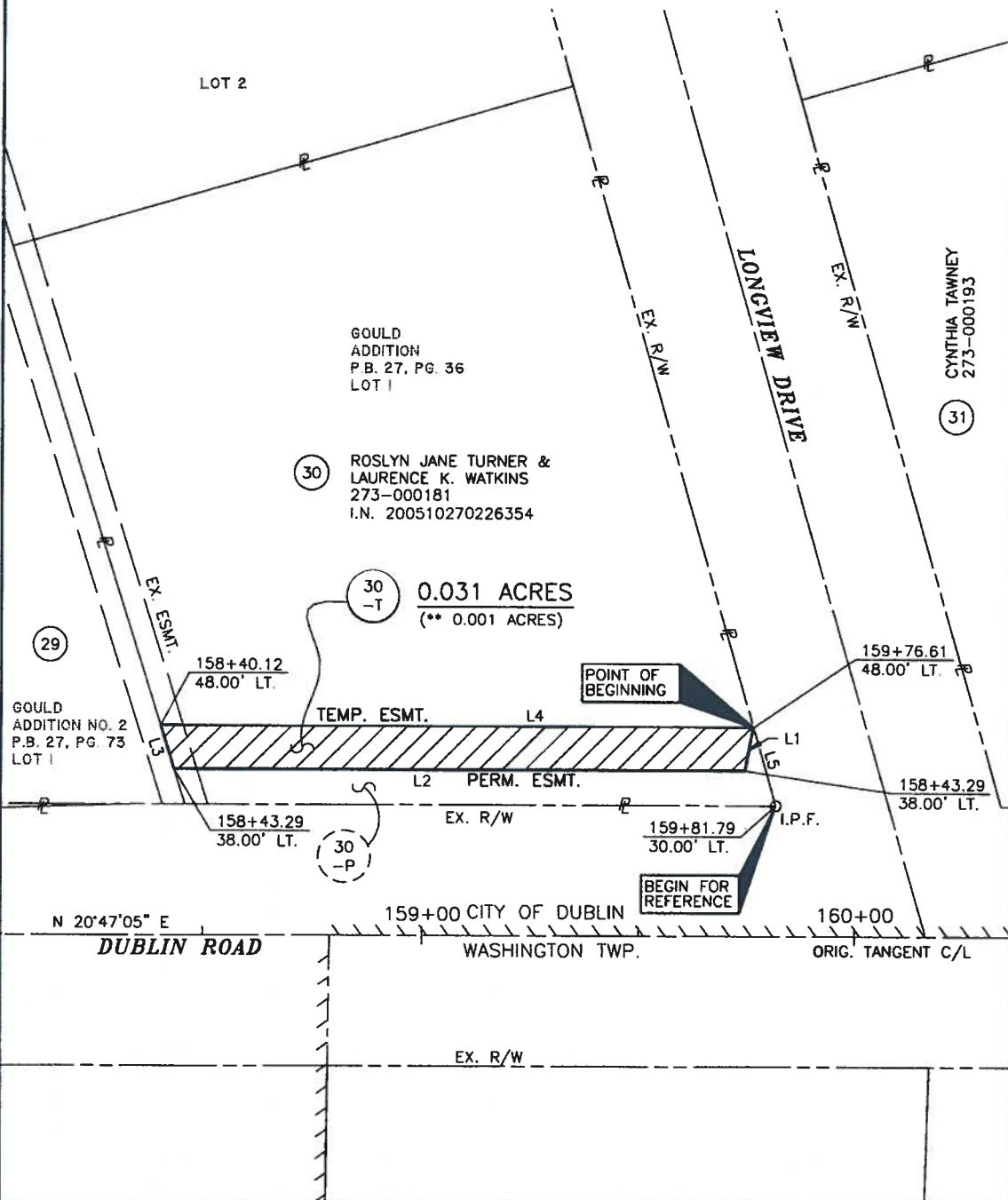
STANTEC CONSULTING SERVICES, INC.



Steven E. Rader 5/22/12
Registered Surveyor No. 7191 Date

EXHIBIT B

NUMBER	DIRECTION	DISTANCE
L1	S 58°03'10" E	10.19'
L2	S 20°47'05" W	131.35'
L3	N 86°46'34" W	10.49'
L4	N 20°47'05" E	136.49'
L5	N 85°15'34" W	18.73'



29 ISAAC O. KAY W. PENSON
273-000233

** PORTION OF THE PROPOSED EASEMENT
LYING WITHIN AN EXISTING EASEMENT

BASIS OF BEARINGS

THE PROJECT BEARING DATUM IS BASED UPON STATE
PLANE GRID BEARINGS FROM THE OHIO COORDINATE
SYSTEM, SOUTH ZONE, NAD 83 (86), AS MEASURED
USING G.P.S. METHODS THROUGH THE FRANKLIN
COUNTY ENGINEER'S STATIONS "FRANK 73", AND
"FCGS 6642 RESET".

MONUMENT LEGEND

- ⊗ R.R.S. FOUND
- REBAR FOUND
- IRON PIN FOUND
- MONUMENT BOX
- 3/4" IRON PIN SET



PARCEL 30-T
DUBLIN ROAD SOUTH
MULTI-USE PATH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO



Stantec Consulting Services, Inc.
1500 Lake Shore Drive, Suite 100
Columbus, Ohio 43204
Phone: (614) 486-4383

Steven E. Rader 5/22/12
Registered Surveyor #7191 Date

RADER, STEVE (173408738) (Design) (John) (not) (Date of Map) (EXHIBIT B) 2012 May 22, 2012 11:58 PM